



TITLE: ZONING MAP CHANGE: REZ-25-03-06-00217, MARK RUSSELL (APPLICANT); PROPERTY PARCEL: 204936, LOCATED AT 348 BESS RD., KINGS MOUNTAIN, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on June 24, 2025, by the County Commission, to take citizen comments on a map change application, as follows:

Tax Parcel Number(s): 204936
Applicant(s): Mark Russell
Owner(s): Mark & Christina Russell
Property Location: 348 Bess Road, Kings Mountain
Request: Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

WHEREAS, the Planning Board recommended approval of the map change request for parcel 204936, located at 348 Bess Road, Kings Mountain, NC, to be rezoned from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on June 2, 2025, based on: staff recommendation; and the request is reasonable and in the public interest and is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the Rural Gaston small area plan.

Motion: Magee Second: Hurst Vote: Unanimous
Aye: Crane, Harris, Harvey, Horne, Hurst, Magee, Marcantel, Sadler, Williams
Nay: None
Absent: Brooks
Abstain: None

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFrale	BHovis	TKeigher	SShehan	Vote
2025-193	06/24/2025	AF	SS	A	A	A	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Zoning Map Change: REZ-25-03-06-00217, Mark Russell (Applicant); Property Parcel: 204936, Located at 348 Bess Rd., Kings Mountain, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District
Page 2

WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following:


- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment, and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the Rural Gaston small area plan.

The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 204936, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-2) Single Family Moderate Zoning District.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.



Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST:



Donna S. Buff, Clerk to the Board

GASTON COUNTY REZONING APPLICATION (REZ-25-03-06-00217)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District.	
Applicant(s):	Property Owner(s):
Mark Russell	Mark and Christina Russell
Parcel Identification (PID):	Property Location:
204936	348 Bess Road
Total Property Acreage:	Acreage for Map Change:
10.21 acres	10.21 acres
Current Zoning:	Proposed Zoning:
(R-1) Single-Family Limited Zoning District	(R-2) Single-Family Moderate Zoning District
Existing Land Use:	Proposed Land Use:
Residential	Residential

COMPREHENSIVE LAND USE PLAN
Area 1: Rural Gaston/Northwest Gaston
Key issues for citizens in this area include preservation of open space, road improvements and better connectivity to other areas of the County and throughout the region, increased job opportunities, preservation of agriculture and maintaining the rural “feel” of the community, repurpose vacant buildings and facilities for new economic opportunities, and steer development toward existing infrastructure.
Comprehensive Plan Future Land Use: Rural Center
Rural Centers are those rural community areas that serve a specific purpose for the immediate area. These can be civic-oriented, anchored by a church, a community center, historic structures, etc. Or these areas can also serve a commercial purpose, anchored by a rural market, small store, gas station, community daycare centers, related small businesses, etc. These areas exist where transportation and communities exist to support these services. Houses and businesses are closer together and are built closer to the roadway.
Staff Recommendation:
Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
Water/Sewer Provider:
Private well / private septic
Road Maintenance:
North Carolina Department of Transportation

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

The Gaston County TRC reviewed this request on May 7th, and the following departments had no comments at this time:

- Natural Resources
- Building Plan Review

The environmental health department stated that, if approved, they will need to apply for a septic system permit (improvement permit/construction authorization).

A letter from the Gaston Cleveland Lincoln MPO has been attached.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

This property is in a residential area in the northwest portion of the county in between Bessemer City and Cherryville city limits. The adjacent property in the rear is county-owned and is home to Tryon Park. Currently, on site, there is a single-family home and accessory structures. According to the Gaston County Tax Department, the home was built in 2009.

If approved, any uses allowed in the (R-2) Single-Family Moderate Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

PLANNING BOARD RECOMMENDATION

The Planning Board met in regular session on June 2, 2025, and recommended approval of the request by a unanimous 9 to 0 vote based on:

- This is a reasonable request and in the public interest; and
- It is consistent with the goals of the comprehensive land use plan as it will keep the parcel residential in nature and maintain the rural “feel” of the community, as envisioned by the Rural Gaston small area plan.



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-25-03-06-00217, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. It is consistent with the goals of the comprehensive land use plan as it will keep the parcel residential in nature and maintain the rural “feel” of the community, as envisioned by the Rural Gaston small area plan.

These findings are supported by a 9 - 0 vote by the Gaston County Planning Board during its June 2, 2025, meeting.



GASTON COUNTY Department of Building & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052

Phone: (704) 866-3195

Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Fax: (704) 866-3966

GENERAL REZONING APPLICATION

Application Number: **Z**

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: Mark Russell

(Print Full Name)

Mailing Address: 348 Bess Rd Kings Mountain, NC 28086

(Include City, State and Zip Code)

Telephone Numbers:

704-460-4980

(Area Code) Business

(Area Code) Home

Email: mgrussell99@gmail.com

** If the applicant and property owner(s) are not the same Individual or group, the Gaston County Zoning Ordinance requires written consent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the Authorization/Consent Section on the reverse side of the application.*

B. OWNER INFORMATION

Name of Owner:

Mark Russell

(Print Full Name)

Mailing Address: 348 Bess Rd. Kings Mountain, NC 28086

(Include City, State and Zip Code)

Telephone Numbers:

704-460-4980

(Area Code) Business

(Area Code) Home

Email: mgrussell99@gmail.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 348 Bess Rd. Kings Mountain, NC 28086

Parcel Identification (PID): 204936

Acreage of Parcel: 10.5 +/- Acreage to be Rezoned: 10.5 +/- Current Zoning: R1

Current Use: Residential Property Proposed Zoning: R2

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner:

Name of Property Owner:

Mailing Address:

Mailing Address:

(Include City, State and Zip Code)

(Include City, State and Zip Code)

Telephone:

(Area Code)

Telephone:

(Area Code)

Parcel:

(If Applicable)

Parcel:

(If Applicable)

(Signature)

(Signature)

See Reverse Side For Completion of Additional Sections

E. AUTHORIZATION AND CONSENT SECTION

(I/We), being the property owner(s) or heir(s) of the subject property referenced on the **Gaston County Rezoning Application** and having authorization/interest of property parcel(s) _____ hereby give _____ consent to execute this proposed action.
(Name of Applicant)

_____ (Signature)	_____ (Date)
_____ (Signature)	_____ (Date)

I, _____, a Notary Public of the County of _____
State of North Carolina, hereby certify that _____
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and notarial seal, this the _____ day of _____, 20____.

Notary Public Signature

Commission Expiration


(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

Please be advised that an approved general rezoning does not guarantee that the property will support an on site wastewater disposal system (septic tank). Though a soil analysis is not required prior to a general rezoning submittal and/or approval, the applicant understands a chance exists that the soils may not accommodate an on site wastewater disposal system thus adversely limiting development choices/uses unless public utilities are accessible.

If the application is not fully completed, this will cause rejection or delayed review of the application. In addition, please return the completed application to the Planning and Development Services Department within the County Administrative Building located at 128 West Main Avenue, Gastonia, NC 28052.

APPLICATION CERTIFICATION

(I,We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the subject application and any applicable documents is true and accurate.



Signature of Property Owner or Authorized Representative

3/10/2025

Date

Note: Approval of this request does not constitute a zoning permit. All requirements must be met within the UDO.

OFFICE USE ONLY

OFFICE USE ONLY

OFFICE USE ONLY

Date Received: _____ Application Number: _____ Fee: _____

Received by Member of Staff: _____ Date of Payment: _____ Receipt Number: _____
(Initials)

☐ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

☐ COPY OF DEED
☐ PAYMENT OF FEE

Date of Staff Review: _____

Date of Public Hearing: _____

Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

Mission Statement

Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, secure and healthy community, an environment for economic growth and promote a favorable quality of life.

Uses Allowed in the (R-2) Zoning District

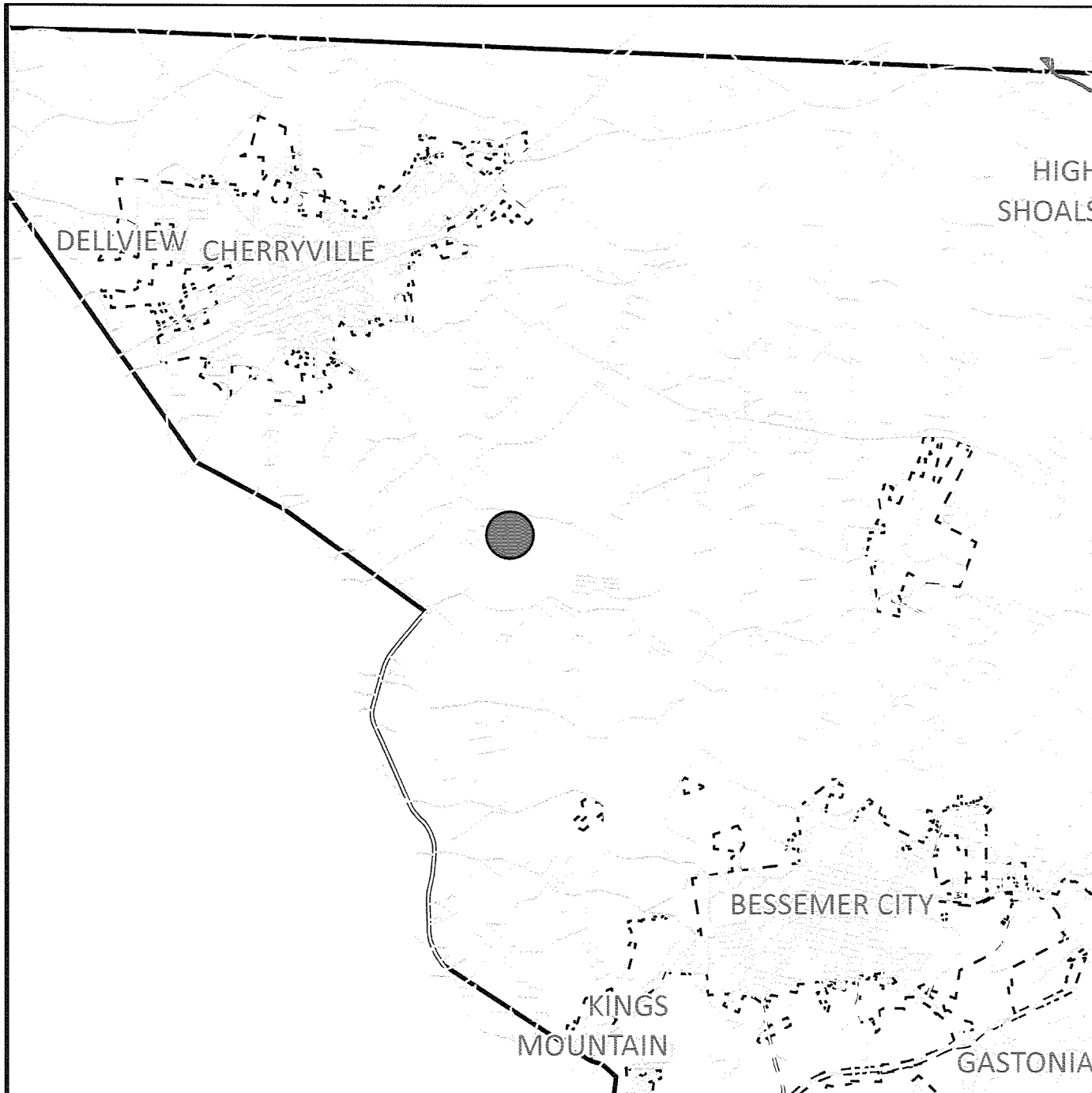
X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Use Permit required; s = Supplemental regulations listed in addition to X, CD, E, SP

Uses Allowed By-Right	
Automobile Hobbyist	Xs
Bona Fide Farms	Xs
Botanical Garden	Xs
Church / Place of Worship	Xs
Day Care Center, Class A	Xs
Dwelling, Manufactured Home Class A	X
Dwelling, Single Family	X
Dwelling, Two Family	Xs
Essential Services Class 1	X
Essential Services Class 2	Xs
Flex Space	Xs
Group Home	Xs
Home Occupation, Customary	Xs
Home Occupation, Rural	Xs
Marina, Accessory	Xs
Private Residential Quarters (PRQ)	Xs
Produce Stand	Xs
Recycling Deposit Station, accessory	X
Restaurant, within other facilities	Xs
School, Elementary & Middle (public & private)	Xs
School, Senior High (public & private)	Xs
Taxidermy	X
Telecommunication Antennae & Equipment Buildings	Xs
Tourist Home	X

Uses Allowed By-Right or By SUP or CD	
Day Care Center, Class B	Xs/SPs
Essential Services Class 4	Xs/SPs
Family Care Home	Xs/SPs
Maternity Home	Xs/SPs
Park	Xs/SPs
Stadium	Xs/SPs
Planned Residential Development (PRD)	Xs/CDs
Planned Unit Development (PUD)	Xs/CDs
Traditional Neighborhood Development (TND)	Xs/CDs

Uses Allowed By SUP	
School for the Arts	SP
Animal Grooming Service for household pet (indoor kennels)	SP
Animal Hospital (Outdoor kennel)	SPs
Animal Hospital, (Indoor kennel)	SPs
Animal Kennel	SPs
Bed and Breakfast Inn	SPs
Camping and Recreational Vehicle Park	SPs
Cemetery	SPs
College / University	SP
Conference / Retreat / Event Center	SPs
Continuing Care Facility	SPs
Country Club	SPs
Day Care Center, Class C	SPs
Essential Services Class 3	SP
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft. GFA	SPs
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft. GFA	SPs
Golf Course; Golf Driving Range; Golf Miniature	SPs
Library	SP
Marina, Commercial	SP
Military Reserve Center	SPs
Museum	SP
Nursery (Garden)	SPs
Nursing Home, Rest Home	SPs
Paint Ball / Laser Tag Facility	SPs
Parking Lot	SPs
Recreation Center and Sports Center	SPs
Recycling Deposit Station, principal use	SPs
Riding Stables	SPs
Rodeo / Accessory Rodeo	SPs
Small House Community	SP
Special Events Facility	SPs
Special Events Facility, Accessory	SPs
Telecommunication Tower & Facilities	SPs
Tower and/or Station, Radio & Television Broadcast	SPs
Wood Waste Grinding Operation	SPs
Zoo	SP

Existing Uses with Limitations	
Dwelling, Manufactured Home Class C	Es
Dwelling, Manufactured Home Class D	Es
Manufactured Home Park	Es



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-25-03-06-00217

LEGEND

Roads

[- -] Municipalities

● Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS

0 0.5 1 2 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-25-03-06-00217

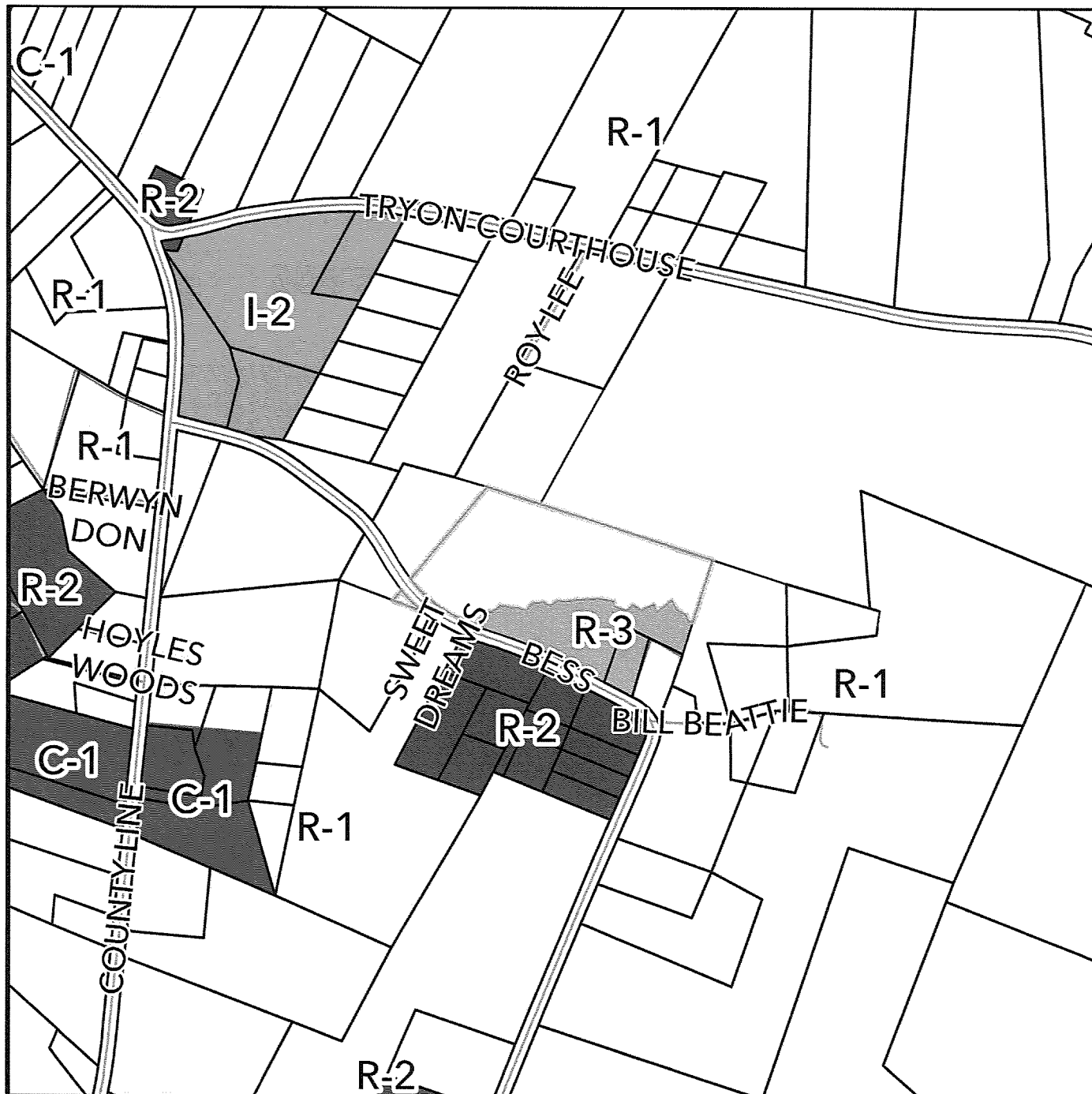
LEGEND

- Roads
- Parcels
- ▭ Subject Property

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0 0.030.06 0.11 Miles





ZONING MAP

REZ-25-03-06-00217

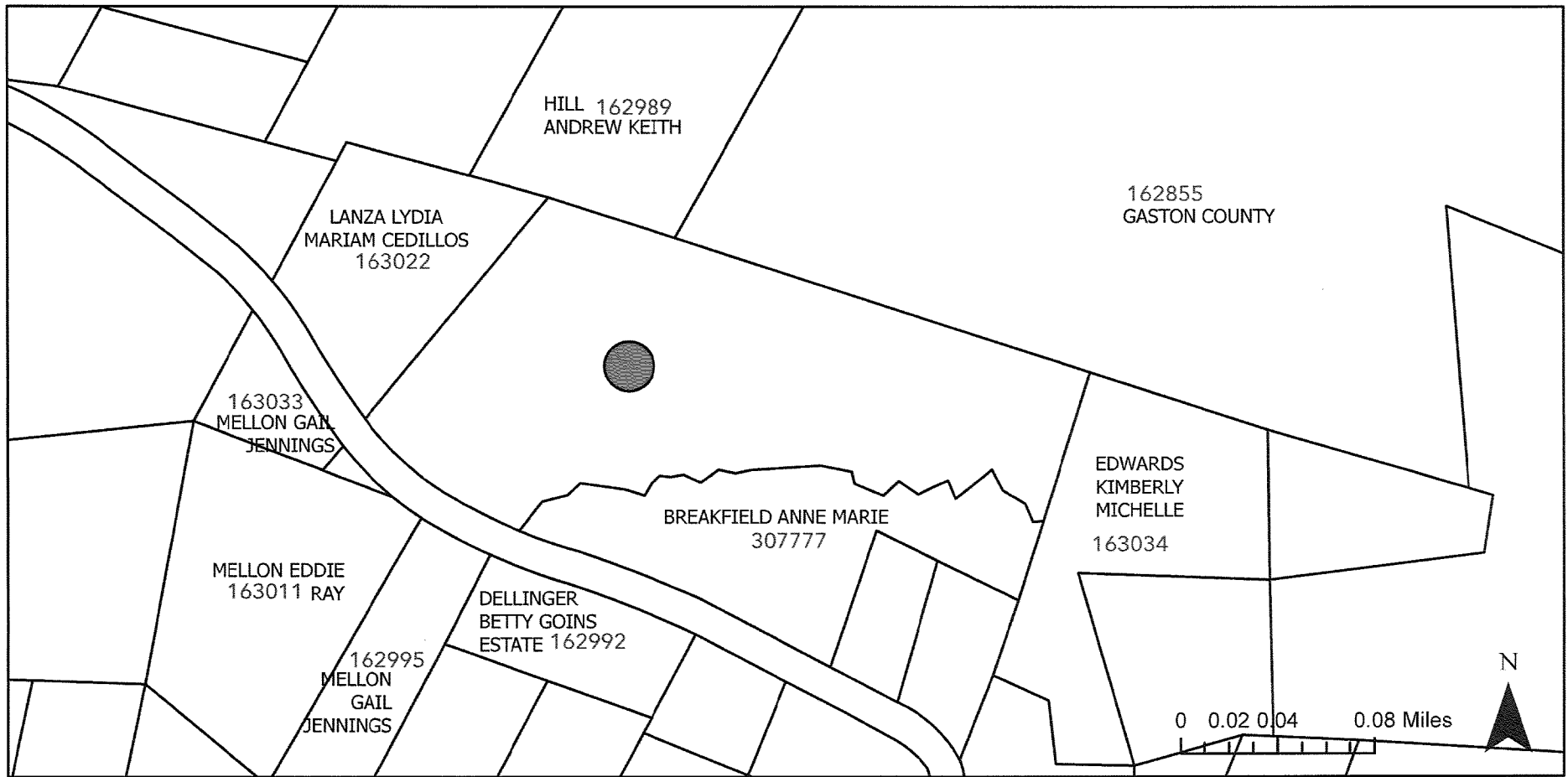
LEGEND

- Roads
- Parcels
- ZONE TYPE**
- C-1
- I-2
- R-1
- R-2
- R-3
- Subject Parcel

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0 0.040.08 0.16 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-03-06-00217

LEGEND

 Subject Parcel

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Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

Memorandum

To: Peyton Wiggins CZO, Planner II, Building and Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: May 14th, 2025
Subject: TRC Review - REZ-217 Bess Rd – GCLMPO Site Plan Review

Thank you for the opportunity to provide transportation comments on proposed rezoning request located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on the review of the site in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The site is located at 348 Bess Road, Kings Mountain, NC, 28086. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2024-2033 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property.
3. CTP projects shown as “Needs Improvement” or “Recommended” could become a funded project in the future, part of a development project, or may never become a funded project.
4. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the property owner/developer should work with NCDOT on any required driveway permits or any TIA requirements.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or julio.paredes@gastonianc.gov



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 25-292

Commissioner Fraley - Building & Development Services - Zoning Map Change: REZ-25-03-06-00217, Mark Russell (Applicant); Property Parcel: 204936, Located at 348 Bess Rd., Kings Mountain, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

STAFF CONTACT

Peyton Wiggins - Planner II - 704-866-3530

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Mark Russell (Applicant); Property Parcel: 204936, Located at 348 Bess Rd., Kings Mountain, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District. A public hearing was advertised and held on June 24, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on June 2, 2025, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Ordinance, Staff Report, Application Packet, Maps, and GCLMPO Comments

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-193	06/24/2025	AF	SS	A	A	A	A	A	A	A	U

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